

LOCATION: Bonnie View Road at Linfield Road, east corner**DATE FILED:** September 9, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 1.935-acres**MAPSCO:** 56W**APPLICANT/OWNER:** Dallas Sunshine Group, LLC

REQUEST: An application to create 8 lots ranging in size from 7,503 square feet to 14,446 square feet from a 1.935-acre tract of land in City Block 21/8617 on property located on Bonnie View Road at Linfield Road, east corner.

SUBDIVISION HISTORY:

1. S212-234 was a request north of the present request to replat a 10.189-acre tract of land containing all of Lots 6 through 13 and a tract of land in City Block 6085 to create one lot on property located on Bonnie View Road at Linfield Road, north corner. The request was approved on July 7, 2022 but has not been recorded.
2. S190-221 was a request northeast of the present request to replat a 0.8427-acre tract of land containing part of Lot 22 in City Block 22/8617 to create two 0.4214-acre lots on property located on Linfield Road, northeast of Bonnie View Road. The request was approved October 1, 2020 but has not been recorded.
3. S190-198 was a request northeast of the present request to replat a 0.8427-acre tract of land containing part of City Block 22/8617 to create two 18,355 square foot lots on property located on Linfield Road, east of Bonnie View Road. The request was rejected by the Subdivision Administrator July 31, 2020.
4. S178-070 was a request northwest of the present request to create one 1.551-acre lot from a tract of land containing part of City Block 13/6081 on property located at 4111 Bonnie View Road, east of Fordham Road. The request was approved January 18, 2018 but has not been recorded.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

- The properties to the east and south of the request have been developed with lot widths ranging in size from 70 feet to 220 feet and lot areas ranging in size from 7,809 square feet to 93,481 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the north and west of the request are zoned R-5(A) Single Family District.

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet for single family structures. The request is to create 8 lots with lot widths ranging in size from 50 feet to 80 feet and lot areas ranging in size from 7,503 square feet to 14,446 square feet.

Considering the variety of lot areas in the immediate area of the request, staff concludes that there is no uniform lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 8.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established center line of Linfield Road. Section 51A 8.602(c)
17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, remove building line(s). Platting Guidelines.
21. On the final plat, show abstract line.

Dallas Water Utilities Conditions:

22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

23. On the final plat, change "Linfield Road" to "Linfield Road A.K.A. Linfield Drive (F.K.A. Lisbon Drive)". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 1 through 8 in City Block 21/8617. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







